

**TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE**



**FISCAL NOTE**

**SB 456 - HB 806**

February 13, 2017

**SUMMARY OF BILL:** Increases, from three to four working days, the time period by which a home inspector must complete a home inspection request to be considered timely.

**ESTIMATED FISCAL IMPACT:**

**NOT SIGNIFICANT**

**Assumptions:**

- Increasing by one day the timely period in which a home inspector is required to complete a home inspection will not significantly impact the number of home inspector licenses in the state; therefore, this bill will have no significant impact on the Home Inspector Licensing Program (HILP).
- No significant change in the number of home inspections conducted; therefore, no significant change in inspection fee revenue.
- Pursuant to Tenn. Code Ann. § 4-29-121, all regulatory boards are required to be self-supporting over any two- year period. The HILP experienced a surplus of \$22,650 in FY14-15, a surplus of \$46,613 in FY15-16, and a cumulative reserve balance of \$68,953 on June 30, 2016.

**IMPACT TO COMMERCE:**

**NOT SIGNIFICANT**

**Assumptions:**

- Pursuant to Tenn. Code Ann. § 68-120-101 (f)(2)(D), no inspection fee may be charged until an actual inspection is made; therefore, actual completion of a home inspection is a major incentive for a home inspector to complete a home inspection in a timely manner.
- Consistent failure to complete home inspections in a timely manner can result in the loss of licensure and thereby the ability to perform home inspections.
- Extending the period of time in which a home inspector must complete home inspections by one working day will not result in a significant change in the number of home inspector licensure revocations.

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- Pursuant to Tenn. Code Ann. § 68-120-101(f)(1)(A), home inspectors are contract employees and are not deemed state employees for payroll purposes or otherwise.
- No significant impact to business revenue earned by home inspectors in this state or to business expenditures incurred by home inspectors.

**CERTIFICATION:**

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in blue ink that reads "Krista M. Lee". The signature is written in a cursive, flowing style.

Krista M. Lee, Executive Director

/jdb